

### STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

April 21, 2016

AGENDA DATE:

April 27, 2016

PROJECT ADDRESS: 1526 La Vista Del Oceano Dr (MST2015-00094)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Senior Planner WY 100 OHL David Eng, Planning Technician

#### I. PROJECT DESCRIPTION

Proposal to construct 171 square feet of first-floor additions and 617 square feet of second-floor additions to an existing 1,277 square foot, one-story, single-family residence with a detached 219 square foot, one-car garage. The project includes a new 400 square foot two-car garage, retaining walls, exterior steps, removal of an 80 square foot storage shed from the rear yard, and 88 cubic yards of grading to be exported off site. The proposed total of 2,263 square feet of development on a 5,005 square foot lot in the Hillside Design District is 93% of the required maximum floorto-lot area (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions and alterations in the front setback and westerly interior setback. This project will address violations in Zoning Information Report ZIR2014-00300.

The discretionary applications required for this project are:

- Front Setback Modification to allow new construction and alterations within the required 1. 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
- Interior Setback Modification to allow new construction within the western required 6-2. foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: April 11, 2016

Date Action Required: July 10, 2016

#### II. **RECOMMENDATION**

Staff recommends that the Staff Hearing Officer approve the project as submitted.

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## III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

Applicant: Don Swann Property Owner: Sailer Family Revocable

Trust

Parcel Number: 035-170-020 Lot Area: 5,005 sq. ft.

General Plan: Low Density Residential Zoning: E-3

(Max 5 du/acre)

Existing Use: Residential Topography: 17%

Adjacent Land Uses:

North – Residential East – Residential South – Residential West – Residential

B. PROJECT STATISTICS

**Existing** Proposed

Living Area 1,058 sq. ft. + 788 sq. ft. = 1,846 sq. ft.

Garage 219 sq. ft. 400 sq. ft. Accessory Space None None

C. PROPOSED LOT AREA COVERAGE

Building: 1,350 sf 27% Hardscape: 987 sf 20% Landscape: 2,668 sf 53%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.49 Proposed FAR: 0.45 = 93% of Max. Allowed FAR

### IV. DISCUSSION

The proposed project involves demolishing the existing 219 square foot one-car garage and construction of a new detached 400 square foot two-car garage in its place. Two covered parking spaces are required as the project proposes additions totaling more than 50% of the existing habitable square footage. The garage will be built up to the south and west property lines and result in a 20-foot encroachment into the required 20-foot front setback, and a 4'6" encroachment into the required 6-foot interior setback. The project also proposes alterations to the front façade of the existing single-story residence, which currently encroaches 2 inches into the required 20-foot front setback. These alterations include replacement of an existing window with French doors and a Juliet balcony and eyebrow roof that will encroach up to 3'2" into the 20-foot front setback. The proposed second-story addition conforms to all required setbacks.

The Single Family Design Board (SFDB) reviewed this project on September 8, 2015, and forwarded it to the Staff Hearing Officer with positive comments. The Board supported the

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additional garage space and the two zoning Modifications to allow additions and alterations within the front and interior setbacks.

Staff supports the Modification requests for the garage because the proposed conforming two-car garage will allow the site to satisfy the requirement for two covered parking spaces. The location of the garage will not result in a significant increase in impacts to the westerly neighbor, and eliminates the need for substantially more grading were the new garage to be located outside of the 20-foot front setback. Staff supports the front setback Modification to allow alterations on the front façade of the first story. The replacement of an existing window with a French door and a Juliet balcony, and installation of an eyebrow roof above those will result in an encroachment of up to 3 feet, 2 inches into the front setback. Due to their orientation toward the public right-of-way, the door and balcony are not anticipated to adversely impact the adjacent neighbor. The eyebrow roof above the French door projects 3 feet from the front façade and exceeds the 2-foot encroachment allowed for roof eaves and overhangs. However, the SFDB supported the eyebrow roof as part of the overall design of the residence.

# V. <u>FINDINGS AND CONDITIONS</u>

The Staff Hearing Officer finds that the front and interior setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The new two-car garage is appropriate because of site constraints associated with the current development on the site and the existing topography and because it will provide required parking on the site. The replacement of the window on the south façade on the first story with a French door and Juliet balcony, and new eyebrow roof are appropriate because they are minor encroachments, compatible with the proposed additions, and are not anticipated to adversely impact the adjacent neighbor.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 1, 2016
- C. SFDB Minutes dated September 8, 2015

<u>Contact/Case Planner</u>: David Eng, Planning Technician DEng@SantaBarbaraCA.gov

630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470 x5541





CITY OF SANTA BARBARA PLANNING DIVISION

Mar. 1, 2016

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for Steve Sailer 1526 La Vista del Oceano, Santa Barbara, CA, 93109 APN: 035-170-020, E-3 Land Use Zone

Dear Staff Hearing Officer;

The existing one story residence (1,024 sf.) and detached, 1 car garage, (200 sf.) were built with permits. Under current Zoning requirements, the detached 1 car garage, located in the front, left, corner of the property encroaches 20 feet into the required 20 ft. front yard setback and 6 ft. into the required 6 ft. west, side yard setback.

The residence is 19 ft.-10 in. from the front property line, encroaching 2 inches into the required 20 ft. front yard setback.

It is proposed to add a second floor to the residence and to demolish the existing substandard 1 car garage and build a new 2 car garage, approximately in the similar location.

The modifications requested are, as follows:

- 1. To allow the new, 2 car garage to be located at the front property line, encroaching 20 ft. into the front yard setback and to be 1 ft.-6in. from the west property line, encroaching 4 ft.-6 in. into the interior setback.
- 2. To allow the existing residence to encroach into the 20 ft. required front setback 2 inches.

The improvements shown on the plans are designed to improve the livability of the Owner's home and the necessity for a much needed upgrade for covered parking.

The new garage will not incur any hardships on the neighbors and will be compatible with the surrounding neighborhood.

The project has also received positive comments from the Single Family Design Board.

Sincerely,

Bon Swam

Agent for Steve and Paula Sailer, Owners

**EXHIBIT B** 

#### SFDB-CONCEPT REVIEW (CONT.)

#### 7. 1526 LA VISTA DEL OCEANO DR

E-3 Zone

**(6:10)** 

Assessor's Parcel Number: 035-170-020

Application Number:

MST2015-00094

Owner:

Stephen F. Sailer

Designer:

Don Swann

(Proposal to construct 198 square feet of first-floor additions and 603 square feet of second-floor additions to an existing 1,024 square foot, one-story, single-family residence with a detached 200 square foot, one-car garage. The project includes a new 400 square foot, two-car garage, retaining walls, and exterior steps. The proposed total of 2,225 square feet of development on a 5,005 square foot lot in the Hillside Design District is 91% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested modifications for parking and additions in the required front setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modifications. Project was last reviewed on June 1, 2015.)

Actual time: 6:05 p.m.

Present:

Don Swann, Designer.

Public comment opened at 6:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return Full Board with comments:

- 1) The Board supports the two requested modifications in the front and interior setbacks.
- 2) The Board supports the additional garage space and can justify the new 91% FAR for this property..
- 3) The Board approves of the wall in the public right of way, as proposed and reviewed by Public Works,
- 4) Study the arched door proportions at south elevation of the second floor master bedroom.
- 5) Increase the proportion of the beam under the balcony.

Action:

James/Miller, 4/0/0. Motion carried. (Bernstein/Pierce/Woolery absent).